

03 JAN 3 PM 2:57



After recording return to:

Charles E. Adams

Until a change is requested all tax statements shall be sent to the following address:

Charles E. Adams

Escrow No. K59399S

Title No. K59399-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/03/2003 2:57 P m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Kevin J. Taylor and Wendy A. Taylor, who acquired title as Wendy A. Yates, Grantor, conveys and warrants to Charles E. Adams, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 Block 48 First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$60,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of December, 2002.

Kevin J. Taylor
Kevin J. Taylor

Wendy A. Taylor aka Wendy A. Yates
Wendy A. Taylor aka Wendy A. Yates

STATE OF OREGON

County of Klamath Monroe ss.

This instrument was acknowledged before me on this ___ day of December, 2002
by Kevin J. Taylor and Wendy A. Taylor



Marisela Rodeo

Notary Public for Oregon

My commission expires: 8/4/2005

Kal. -